

580 MENLO DRIVE, ROCKLIN, CA 95765



±2,800 RSF - ±15,362 RSF FOR LEASE



Robb Osborne
Executive Vice President
DRE #01398696
(916) 784-2700
rosborne@galllire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@galllire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@galllire.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

PROPERTY DETAILS

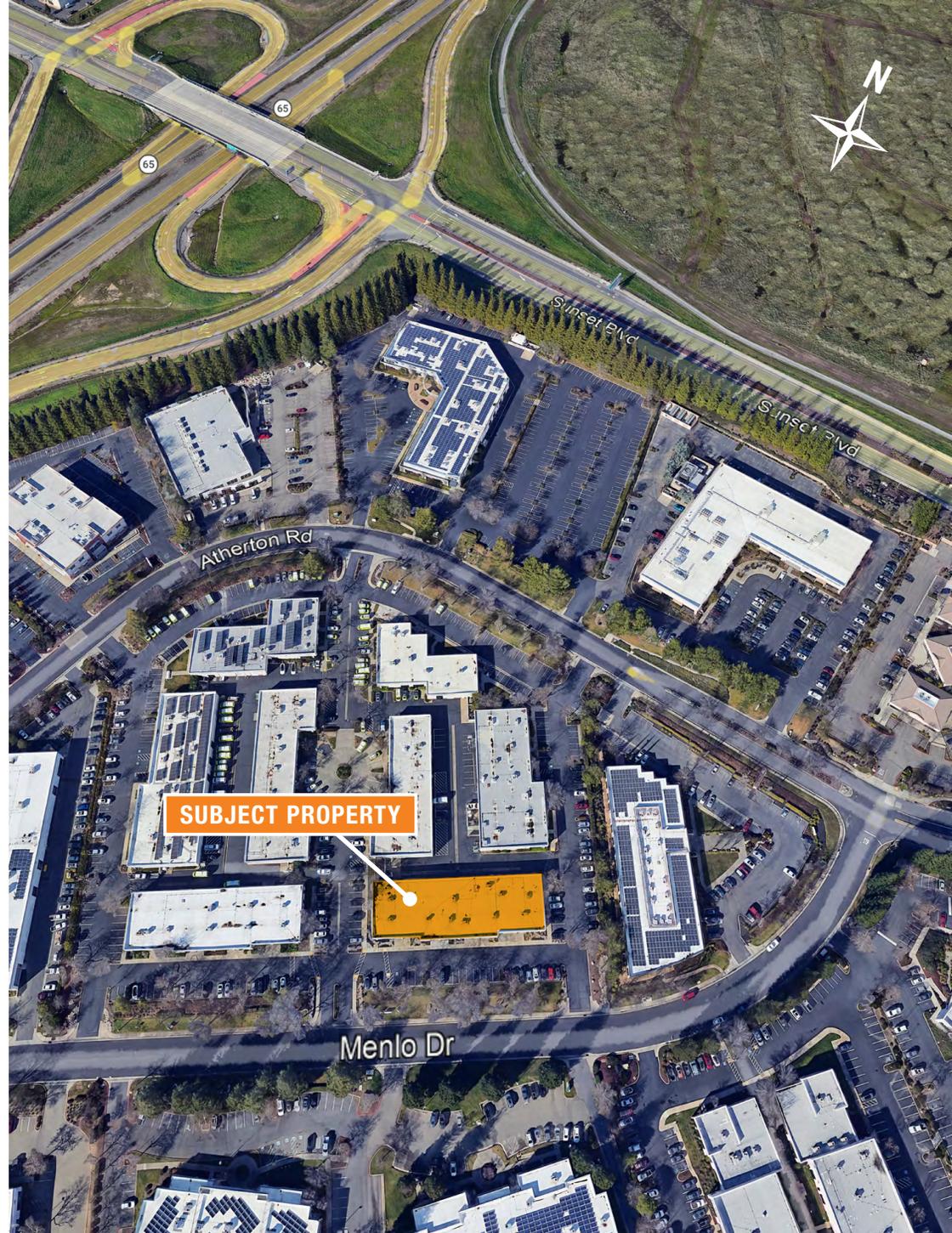
Fully improved Flex Office building for lease in Rocklin within the Stanford Business Park. Conveniently located off Highway 65 at the Sunset Blvd exit, providing easy access to major submarkets, Roseville, Rocklin and Lincoln. The location is close to numerous restaurants and retail centers.

Estimated SF's

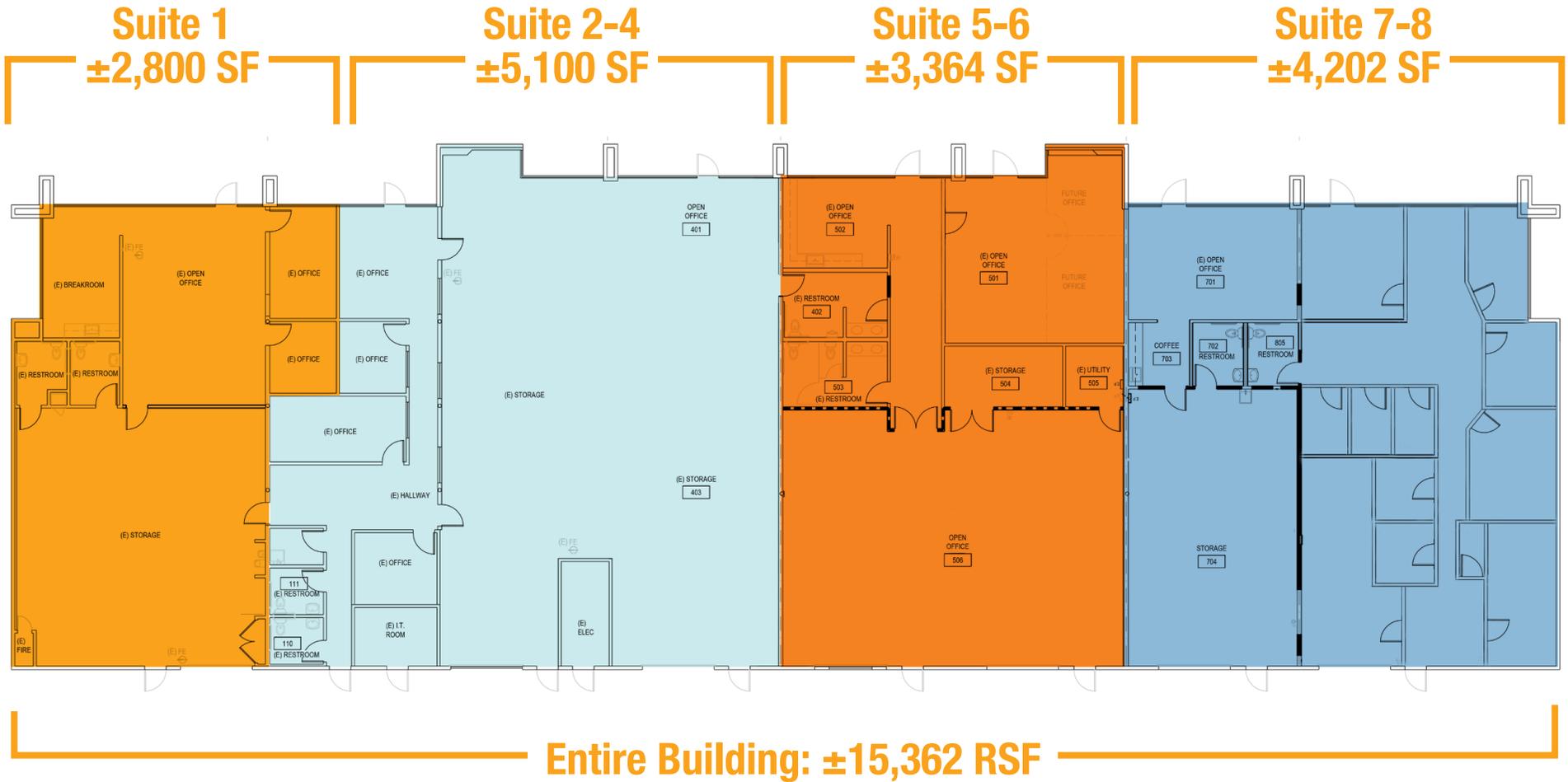
- Suite 1: $\pm 2,800$ SF
- Suite 2-4: $\pm 5,100$ SF
- Suite 5-6: $\pm 3,364$ SF
- Suite 7-8: $\pm 4,202$ SF
- Total Building: $\pm 15,362$ RSF
- Excellent window lines allow for natural light
- Three (3) Roll Up Doors
- Zoning: PD-LI – Planned Development Light Industrial

**LEASE RATE:
\$1.20/SF NNN**

*For reference purposes only. Actual Square Footages to be verified. Not to Scale.



FLOOR PLAN



*For reference purposes only. Actual Square Footages to be verified. Not to Scale.

TRADE AREA



580 MENLO DRIVE

Logos and store names visible on the map include: Walmart, Safeway, CVS, Target, PetSmart, TJ-maxx, Ross, Ulta, Sprouts, Lowe's, Big B, Dollar Tree, Raley's, Walgreens, Nugget, Save Mart, Costco, Target, Studio City, Trader Joe's, Ross, Ulta, Kohl's, PetSmart, Ashley, BevMo!, HomeGoods, Green Acres, Target, Nugget, Walgreens, Bel Air, Costco, Dick's, Ross, Golf Galaxy, Harbor Freight Tools, Scandinavian Designs, Walmart, Safeway, CVS, Nordstrom, Macy's, Round 1, Cinemark, JCPenney, Whole Foods, DSW, Floor Decor, World Market, David's Bridal, Macy's Furniture Gallery, REI, Marshall's, Michaels, Rack, Old Navy, Ulta, Barnes & Noble, Best Buy, Burlington, Bob's Discount Furniture, Five Below, Walmart Supercenter, HomeGoods, Green Acres, PetSmart, T.J. Maxx, Costco Wholesale, Studio City, Target, Ross, Ulta, Walgreens, Bel Air, Costco, Dick's, Ross, Golf Galaxy, Harbor Freight Tools, Scandinavian Designs, Walmart, Safeway, CVS, Nordstrom, Macy's, Round 1, Cinemark, JCPenney, Whole Foods, DSW, Floor Decor, World Market, David's Bridal, Macy's Furniture Gallery, REI, Marshall's, Michaels, Rack, Old Navy, Ulta, Barnes & Noble, Best Buy, Burlington, Bob's Discount Furniture, Five Below.

DEMOGRAPHICS

MARKET OVERVIEW

580 Menlo Drive,
Rocklin, CA 95765

3 MILE RADIUS

KEY FACTS

88,307

Population

39

Median Age



Average Household Size

\$182,352

Average Household Income

HOUSING STATS



\$634,115

Median Home Value



30,805

Households



31.31%

% Renter Occupied
Housing Units

COMMUTERS



0.77%

Used Public Transportation



88.95%

Drove Alone to Work

EDUCATION



13.15%

High
School Graduate



21.14%

Some
College



47.24%

Bachelor's
Degree Plus

BUSINESS



41,145

Total Employees

EMPLOYMENT



75.61%

White Collar



24.39%

Blue Collar

PROPERTY IMAGES



580 Menlo Drive, Rocklin, CA 95765

SUITES AVAILABLE FOR LEASE



Robb Osborne
Executive Vice President
DRE #01398696
(916) 784-2700
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com